



**LONGKLOOF PRECINCT**  
Western Cape, South Africa



**Project Facts**

**Product**

Rota Piles, Anchors/Geonails, Shotcrete

**Market**

Commercial

**Client**

Growthpoint Properties

**Main Contractor**

Isipani Construction

**Achievements**

- The façade of the 100-year old heritage building needed to be protected with a steel structure that was supported on piles.
- The basement comprised 2 130m<sup>2</sup> of lateral support, had 23 corners within it and was surrounded by some notable heritage buildings, which meant that it was not your typical rectangular or square-shaped basement.

• **About the project**

Canopy by Hilton Cape Town Longkloof hotel, a 150-guestroom building, located close to Cape Town’s historical epicentre, the Gardens Suburb. The project gives new shine to the 112-year-old heritage site, Longkloof Studios. The project entailed the construction of a two-level basement with depth up to 10m, as well as relocating services.

• **Challenges**

The services had to be relocated in close proximity to a busy road, which made the execution of that particular task challenging.

Located in the middle of a historic urban quarter with existing neighbourhoods, managing noise and dust pollution from breaking rock was a major challenge.

Below the clayey silt sand – approximately 1,5m below ground level – was the Malmesbury bedrock, which turned out to be slightly weathered to unweathered.

Breaking the 70 MPa rock on site also made it difficult to stick to production targets.

• **The solution**

The project included rock breaking, façade protection, demolishing of the building, salvage of items, the relocation of services and the construction of lateral support works comprising of soldier piles, anchors and shotcrete.